

Minutes of the January 9, 2020 meeting of the City of Chelsea Licensing Commission.

Location: Chelsea City Hall Council Conference Room 500 Broadway Chelsea, MA 02150

Meeting opened at 6:01 p.m. by Chairperson Mark Rossi

Commission members present: Vice Chair Jim Guido, Mike McAteer, Gladys Vega and newly appointed Emily Cherniack (did not vote).

Also present: Asst. City Solicitor Strehon Treadway, Licensing Administrator Naomi Libran, Captain Keith Houghton, and others from the Chelsea Police dept.

Chair Rossi announced to the public that this meeting will be voice recorded.

Chair Rossi asked for a motion to accept the minutes of the December 5, 2019, Vice Chair Guido motioned, Vega seconded, voted unanimous to accept and file.

Public Hearing for Colwen d/b/a Homewood Suites at 145 Beech Street – Change of Manager Application. Chair Rossi read the Notice into the record and opened the public speaking portion. Attorney Mangalick and proposed manager Louis Warren appeared. Mr. Warren has several years managing different hotels. Most recently he was the manager of Hilton in Waltham, MA for a couple of years and company at hand for three years. He is familiar with rules and regulations of ABCC and operations of Homewood Suites. Captain Houghton stated CORI came back clean. Public speaking portion closed. Guido motioned to approve, seconded by McAteer and voted unanimously.

Public Hearing for Sonoran Boston Logan d/b/a DoubleTree at 201 Everett Avenue – Transfer of All Kinds of Alcohol, Change of d/b/a and Change of Manager application. Chair Rossi read the Notice into the record and opened the public speaking portion. Attorney Furey, representing Sonoran Boston Logan and current/proposed manager Kathy Cucchiello appeared. They hold a number of districts of Liquor licenses, six retail locations and four other hotels in MA. The individuals that reside in Massachusetts, are deeply aware of their responsibility as property owners and serving alcohol to the public, well versed with rules and regulations. Cathy Cucchiello is the current Manager of Wyndham for three years and is now the Proposed Manager for DoubleTree. Captain Houghton has no issues with her CORI. Guido motioned to approve, seconded by Vega and voted unanimously.

Public Hearing for Samir Inc. d/b/a BNC Market at 230 Broadway-a Wine and Beer license application to Change Location and Change of d/b/a. Chair Rossi read the Notice into the record and opened the public speaking. Attorney Marullo representing Samir, Inc. and Nabil and Kirscha Safwan owners of BNC Market appeared. Transfer of Beer and Wine license from Washington Avenue to Broadway. For twelve years operated Tedeschi's on 178-182 Washington Avenue with no issues. Captain Houghton has no issue with the owners, only issue with the location, is a ground zero location (tough). Officer Farden and Officer McLaughlin have been working to clean the area. Chair Rossi opened the hearing for public speaking:

Roy Avellaneda of 337 Broadway, resident and a City Councillor echoed the concerns raised by Captain Houghton. Was a neighbor briefly no issues with the package store on Cary Sq. The problem of this license being transferred to that location is the concentration of package stores in the area, Heller's, Caribbean liquors and Fine Mart and Chelsea Square liquor in front of the city fountain. Makes no sense to have a concentration of the same type of business. Consider a different location, keep license and think about the retail space in the New Chelsea Clock apartments later this year. That whole area will a great area and will benefit from a package store that sells wine and beer. Public speaking portion closed.

McAteer was not aware that they were going to sell wine and beer when he applied for a building permit, need to go before the ZBA for a special permit and needs a floor plan.

Vice Chair Guido asked if they will be selling single cans. The applicant said "No, it's going to be an upscale clean market, no consuming of alcohol in the premises and will be open from 6 a.m. to 8 p.m."

Chair Rossi concerned about how the area has been problematic in the past. Asked the applicant to elaborate on "upscale market", the applicant responded "as having sandwiches and an espresso machine and opened from 6 a.m. to 8 pm., having a security system and no seating area." The commissioners were shown pictures of inside of the market.

Chair Rossi motioned to approve. Vice Chair Guido needs to approve it subject to zoning, McAteer – he needs to go before the ZBA for a special permit. Chair Rossi motioned for a conditional approval subject to approval of Special Permit by the Zoning Board of Appeals. Seconded by Vice Chair Guido and voted unanimously. The application is approved conditioned upon with the proper licensure and compliance and regulations and no sale of single cans.

Public Hearing for Antojitos Hodurenos, Inc. d/b/a Antojitos Hondurenos at 139-141 Arlington Street– Amusement and Entertainment Application. Chair Rossi read the Notice into the record and opened the public speaking portion. Osmin Herrera appeared. He has three TVs and a radio and no alcohol involved. Captain Houghton said based on no alcohol involved there is no issue. Public speaking closed. Vice Chair Rossi motioned to approve, seconded by Vega and voted unanimously.

Public Hearing for Ciao Artisanal Pasta, LLC d/b/a The Pasta Box at 212 Broadway-Transfer a Wine and Beer license application. Chair Rossi read the Notice into the record and opened the public speaking. Marvin Posada appeared. Was in front of Licensing Commission two months ago and missed to check off proper box on the application to transfer the Wine and Beer License. Captain Houghton has no issues at all. Public speaking closed. Vice Chair Guido motioned to approve, seconded by Vega and voted unanimously.

Public Hearing for Interstate Management Company, LLC d/b/a TownePlace Suites by Marriott-Chelsea at 30 Eastern Avenue-Transfer All Kinds of Alcohol license, Change of Officers, Change of Ownership

Interest and Management/Operating Agreement application. Chair Rossi read the Notice into the record and opened the public speaking. Attorney DeNapoli appeared representing Interstate Management Co. One of the largest international management company for hotels and entered into a merger with Aimbridge Hospitality. Because of the merger we are asking for the changes. Captain Houghton said because of the CORI'S being out of state new individuals, I did an in state check not an out of state check and I see no issues. Public speaking portion closed. Vice Chair Guido motioned to approve, seconded by Vega and voted unanimously.

Captain Houghton requested removal of Police Dept. of security personnel regulations. Chair Rossi motioned to place regulatory change on agenda for next meeting, seconded by Guido and voted unanimously.

Meeting at adjourn at 6:35 p.m., motioned by Chair Rossi, Vega seconded – next meeting on February 6, 2020.

 Alejandro Vega

Michael McAtteen

Emily Chace